



**Hawaii Public
Housing Authority**

Moving to Work Demonstration Program Phase 1 Initiatives for Landlords

10:30 a.m., Thursday, August 25, 2022

HAWAII PUBLIC HOUSING AUTHORITY | 1002 NORTH SCHOOL STREET, HONOLULU, HI 96817 | HPHA.HAWAII.GOV



Today's Meeting

This meeting will be recorded and made publicly available on the HPHA's website, <http://hpha.hawaii.gov/>.

The HPHA will also continue to publish more information on these programs as they continue to develop. Please check our website for regular updates.

If you have questions during the presentation, please feel free to leave them in the chat box and we will address them at the end.

Background

- In January 2022, the HPHA was designated as a Moving to Work (MTW) agency by the federal government.
- MTW is an experimental program that allows housing authorities to be more flexible/efficient with how they operate and spend money.
- MTW lets HPHA create new programs that better address local needs.
- The purpose of MTW is **NOT** to create work requirements for families receiving public housing or Section 8.

Background



All new MTW initiatives must meet one of three statutory objectives:

1. Reduce program costs and increase cost efficiency
2. Encourage assisted families to pursue economic self-sufficiency
3. Increase housing choice for low-income families

Background

To maintain its MTW designation, the HPHA must ensure:

- At least 75% of families assisted are very low-income
- Maintain a reasonable rent policy
- Assist substantially the same number of eligible low-income families
- Maintain a comparable mix of families (by family size)
- Assisted housing units meet HQS requirements

Background

MTW gives the HPHA greater funding flexibilities:

- Fungibility applies to Public Housing Operating Funds, Public Housing Capital Funds, and HCV HAP and Administrative Fees
- These funds can be used interchangeably between the Public Housing and HCV programs, and for any local, non-traditional activities

LIP Funding

Act 287, Session Laws of Hawaii 2022

- In 2022, the Legislature passed HB 1752 which established the three new LIP initiatives in statute and refunded the Damage Reimbursement Program. The bill included an appropriation of \$1.45M in State general funds.
- Funds will lapse at the end of the State fiscal year (June 30, 2023), but the HPHA will seek an extension during the next legislative session.
- This appropriation of State funds will fund Year 1 of the program, after which the HPHA will use its federal funding flexibilities.
- Payment/reimbursement component of each program is NOT guaranteed and will be subject to funding availability.

Background

Phase 1 of the HPHA's MTW Plan (2022-2023):

- Landlord Incentive Programs
- Alternative Accommodation Transfer Program (Agency-Specific Waiver)
- Local, Non-Traditional Activities (e.g., affordable housing development)



Landlord Incentive Programs

The goal of the **Landlord Incentive Programs** (LIP) is to increase the number of landlords that rent to families with Section 8 vouchers:

- Make it easier for families to find an affordable home
- Improving landlord experience when renting to Section 8 families



Landlord Incentive Programs




The HPHA is creating three new initiatives:

1. Bonus Payment Program
2. Vacancy Loss Payments
3. Initial Inspection Flexibilities

LIP Applications

CLAIMS & APPLICATION FORM
Landlord Incentive Programs
Hawaii Public Housing Authority



This form provides the HPHA with basic information we need to determine your property's eligibility for the Landlord Incentives Programs. It also serves as a certification to the HPHA that the information you are providing is correct and authorizes your eligibility.

RENTAL UNIT INFORMATION			
Street Address:		Apt No:	
City:	HI	ZIP Code:	
Number of bedrooms:	Monthly rent:		
Number of bathrooms:	Standard security deposit:		

PROPERTY OWNER INFORMATION			
Owner Name:			
Owner Contact Person (if not same as above):			
Phone:	Email:		
Street Address:		Apt/Site No:	
City:	State:	ZIP Code:	
<small>Note: This address will be used for mailing payments owed.</small>			

PROPERTY MANAGER INFORMATION			
<input type="checkbox"/> Check if not using a property manager			
Company Name:			
Contact Person:			
Phone:	Email:		
Street Address:		Apt/Site No:	
City:	State:	ZIP Code:	

Claims & Application Form

- For your convenience, the HPHA will utilize a single application form for each of its LIPs.
- Simply check which program you're applying for, fill out necessary information, and attach supporting documentation.
- The form will be available on the HPHA's website (<http://hpha.hawaii.gov>).

Signing Bonus Payments

What is it?

- The HPHA can provide a one-time signing bonus payment of up to **one month's rent** when a landlord first rents a unit to an HCV tenant.
- Signing bonuses are limited to once per unit.
- Landlords cannot receive both a Vacancy Loss Payment and a Signing Bonus.

Signing Bonus Payments

How to qualify?

- A landlord is eligible to receive the signing bonus if their unit is located in:
 1. High-Opportunity Neighborhoods; or
 2. Areas where vouchers are difficult to use.
- “High-Opportunity Neighborhoods” include any area with a zip code located in Tier 1 of the most current payment standard chart adopted by the HPHA.
- “Areas where vouchers are difficult to use” is anywhere on Oahu.
 - These criteria may be subject to change as voucher utilization rates increase/decrease around the island.

Signing Bonus Payments

Application Process

Check off **New Unit Signing Bonus** on the **Claims & Application Form**.

- The HPHA will only accept applications after a new Request for Tenancy Approval (RFTA) is submitted.
- The application must be submitted within 30 days of submitting the RFTA.

☐

New Unit Signing Bonus – (reimbursement of 1 mo. contract rent)

Signing bonuses are limited to once per dwelling unit. The dwelling unit must be present in a High-Opportunity Neighborhood. Please visit <https://hpha.hawaii.gov/> to see if your unit qualifies.

The dwelling unit must NOT have been leased to a Section 8 participant at any time one year prior to the submittal of a new RFTA.

This image is taken from a working document and is subject to change.

Signing Bonus Payments

Application Process	<ul style="list-style-type: none">• The HPHA will review applications to ensure a landlord has not previously a signing bonus for the unit.
Payment	<ul style="list-style-type: none">• Applications will be reviewed on case-by-case basis.• Final approval will be given after the execution of a new Housing Assistance Payments (HAP) contract.• If it is determined at a later date that a landlord didn't qualify, the landlord must return the bonus payment.

Vacancy Loss Payments

What is it?	<ul style="list-style-type: none">• The HPHA can provide a vacancy loss payment of up to one month's rent if a landlord experienced a vacancy and their next tenant is an HCV participant.
How to qualify?	<ul style="list-style-type: none">• A landlord is eligible to receive a vacancy loss payment:<ul style="list-style-type: none">1) Between renting to HCV tenants or2) When returning to the HCV program for the first time.• There is currently no limit to the number of vacancy loss payments that a landlord may qualify for.• The availability and amount of the payment is subject to funding availability.

Vacancy Loss Payments

Application Process

Check off **Vacancy Loss Payment** on the **Claims & Application Form**.

- The HPHA will only accept applications when a new Request for Tenancy Approval (RFTA) is submitted.

RECRUITMENT INCENTIVES	
Please select ONE incentive only.	
<input type="checkbox"/>	Vacancy Loss Payment – (reimbursement of up to 1 mo. contract rent) Landlords may qualify for a vacancy loss payment regardless of whether the previous renter was a Section 8 participant.

This image is taken from a working document and is subject to change.

Vacancy Loss Payments

Application Process

- The application must be submitted within 30 days of submitting the RFTA.
- The application may be denied if:
 - The new move-in was cancelled or did not take place;
 - The preceding vacancy was caused by a failure to comply with federal and state nondiscrimination laws, due to a violation of the landlord-tenant code;
 - A previous breach of the terms and conditions of a HAP contract; or

Vacancy Loss Payments

Payment

- Applications are reviewed on a case-by-case basis.
- Final approval will be given after the execution of a new Housing Assistance Payments (HAP) contract for a new HCV tenant.
- The payment amount is not prorated based on the length of the preceding vacancy. This may change subject to future funding availability.
- If it is later determined that landlord should not have qualified for the program, they are required to return the payment. The HPHA may also deduct the amount from future HAP monthly payments.

Initial Inspection Flexibility

What is it?	<ul style="list-style-type: none">• Streamlines the move-in process for HCV tenants and landlords by waiving the initial inspection requirement.• In other words, the HPHA will approve a tenant's lease without conducting the an inspection before move-in if the unit qualifies under this program.
How to qualify?	<ul style="list-style-type: none">• Applies only the first time a unit is rented to an HCV tenant starting in 2022.• Eligible units must meet one of the following criteria:<ol style="list-style-type: none">1. The age of the unit is less than five years old;2. The unit previously passed a HQS inspection (or an equivalent inspection) in last three years; or3. The unit is located in a census tract with a poverty rate < 10%.

Initial Inspection Flexibility

Application Process

Check off **Initial Inspection Flexibility** on the **Claims & Application Form**.

- Applications must be submitted within 30 days of submitting the Request for Tenancy Approval (RFTA).

INITIAL INSPECTION FLEXIBILITY	
<input type="checkbox"/>	<p>Lease Approval w/o Initial Inspection</p> <p>An inspection shall be conducted within four months from the start date indicated on the lease. Qualified dwelling units must meet at least one of the following criteria:</p> <ul style="list-style-type: none"><input type="checkbox"/> The age of the unit is less than five years old; <i>(You must attach a valid copy of the <u>Certificate of Occupancy</u> for the dwelling unit issued by the Department of Planning and Permitting, City and County of Honolulu.)</i><input type="checkbox"/> The HPHA previously inspected the unit within the past three years (3) and found that it met Housing Quality Standards; or<input type="checkbox"/> The unit is located in a census tract with a poverty rate below ten percent. <p>Please attach the signed Landlord Self Certification form.</p>

This image is taken from a working document and is subject to change.

Initial Inspection Flexibility

Application Process	<ul style="list-style-type: none">• For requests based on the age of the unit (<5 years old), landlords must also submit a copy of the certificate of occupancy.• For requests based on a recent HQS or equivalent inspection (within the last 3 years), landlords must also submit verification of the passed inspection.<ul style="list-style-type: none">○ Equivalent inspections may include those required under LIHTC, performance based contract administration, or other HUD programs.• Landlords must certify that their unit is free from any life-threatening deficiencies.
Inspection Waiver	<ul style="list-style-type: none">• Applications are reviewed on case-by-case basis.• A unit inspection must be completed within the first four months of the start of tenancy.

Alternative Accommodation Transfer Program

The **Alternative Accommodation Transfer Program** will provide alternative housing options to public housing families with approved transfer requests for:

- Reasonable Accommodation; or
- Domestic Violence (VAWA).



Alternative Accommodation Transfer Program

The HPHA will offer a Section 8 voucher to qualified families that are on the transfer waitlist after:

Qualification	Voucher Issuance Wait Time
Domestic Violence (VAWA)	Immediately
Reasonable Accommodation	After six (6) months

The HPHA must apply for an Agency-Specific Waiver (ASW) for this program. ASW's are not guaranteed to be approved and must receive special approval from HUD.

Local, Non-Traditional Activities

The **Local, Non-Traditional Activities Program** will allow the HPHA to develop more affordable housing.

The HPHA can expand its funding flexibilities under this program to acquire, renovate and/or build affordable units for low-income families that are not a part of the federal public housing program.



Local, Non-Traditional Activities

Examples of how the HPHA could use this program:

- Gap financing for non-PHA development of affordable housing
- Tax credit partnerships
- Replacing decaying public housing with mixed-income communities
- Development of project-based voucher units



Next Steps

Stakeholder Meetings	Date
Resident Advisory Board	9:30 a.m., Tuesday, August 9
Realtors & Landlords	10:30 a.m., Tuesday, August 23
Community Stakeholders	10:30 a.m., Thursday, August 25

Next Steps

Public meetings will be advertised through mailers to Section 8 participants and on the September rent insert sent to all PH program participants. Flyers will be posted in all HPHA offices.

Interpreter services will be available for each meeting.

Stakeholder Meetings (Public)	Date
HPHA Tenants (Section 8)	5:30 p.m., Tuesday, August 30
HPHA Tenants (PH)	5:30 p.m., Wednesday, September 7
Official MTW Public Hearing	TBA

Looking Forward

To receive future updates on the official launch of each MTW initiative, email your preferred contact information to hpha@hawaii.gov;

OR

Visit our website at <http://hpha.hawaii.gov> for regular updates.

Do you have other ideas on how the HPHA can improve?

We want to hear from you!



Hawaii Public Housing Authority

Thank you!

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